Extract from James Stoops Will ——
Dated the 31st day of May 1773. —
Proved the 11th day of April 1774. —

And also I do give unto the said Ann Banks my Messuage or Tenement on the North side of my Dwelling house and the Piece of Ground thereunto belonging Situate on the West Side of Third Street aforesaid containing in Breadth Seventeen feet and in Length one hundred and thirty two feet with all the Right and appurtenances To hold to her the said Ann Banks and her Assigns all the Term of her natural Life and at and immediately upon the decease of her the said Ann Banks I do give and devise the one full and equal Third part of and in my last mentioned Messuage or Tenement and piece of Ground thereunto belonging unto the Rector Church Wardens and Vestry Men of the united Episcopal Churches of — Christs Church and St. Peters Church in the City of Philadelphia in the Province of Pennsylvania and to their Successors and Assigns forever to be applied — for the use of the Poor belonging and that may hereafter belong to the said Churches. And at and immediately — upon the decease of her the said Ann Banks I do — give devise the one full and equal third part of and in my last mentioned Messuage or Tenement and — Piece of Ground thereunto belonging unto the Trustees of the College Academy and Charitable School of — Philadelphia in the Province of Pennsylvania aforesaid and their Successors and Assigns forever to be — applyed for the use of the said Charitable School And

(at)

At and immediately upon the Decease of her the said Ann Banks, I do give and devise the other one full and equal third part or Residue of and in my last mentioned Messuage or Tenement and piece of Ground thereunto belonging unto the Contributors to the Pennsylvania Hospital and to their Successors and Assigns forever. ——

Extract from —
James Stoop's
— Will —

REGISTRY OFFICE
BUREAU OF SURVEYS
OCT 13 1914
REGISTERED

THIS INDENTURE made the Ninth day of October, 1914, BETWEEN The Rector, Church Wardens and Vestrymen of St. Peter's Church in the City of Philadelphia, party of the first part, hereinafter called the Grantor, and The Rector, Church Wardens and Vestrymen of Christ Church in the City of Philadelphia, party of the second part, hereinafter called the Grantee,

WHEREAS in and by a certain Indenture made the 14th day of February, One thousand seven hundred and ninety-five, Between Ephraim Clark of the City of Philadelphia of the one part and The Rector, Church Wardens and Vestrymen of the United Episcopal Churches of Christ Church and St. Peter's Church in the City of Philadelphia of the other part, the said Churches became seized of ALL THAT CERTAIN rent charge or sum of Three pounds fifteen shillings, issuing and payable out of a lot of ground Situate on the West side of Delaware Third street between Brown street and Poplar lane in the Northern Liberties of the City of Philadelphia: CONTAINING in breadth twenty feet and EXTENDING in depth Westward Two hundred and fifteen feet to a Forty feet wide street, as fully set forth inter alia in said Indenture, recorded in Deed Book No. 48, page 389, which said rent charge issuing as aforesaid, was purchased with part of the money bequeathed to the poor of the United Episcopal Churches of Christ Church and St. Peter's Church in the City of Philadelphia by and under the terms of the Will of James Stoops and was known as a part of the Charity Funds of said United Churches,

AND WHEREAS by Act of the Legislature of Pennsylvania, approved January 13, 1832, Christ Church and St. Peter's Church were erected into separate corporations, upon the terms therein set out, Article Four thereof, Section Two, providing as follows:

> In all cases in which the charity has been vested in the Churches or in Trustees for the use of the Churches generally, the legal property shall remain in the Trustees, or go to the Churches, as joint tenants; the income of the trust estates and funds to be divided equally between the Churches, for distribution by them separately, among the objects designated by the donors.

AND WHEREAS since the passage of the aforesaid Act and the separation of the two Churches, the said rent charge has remained standing in the name of the United Episcopal Churches of Christ Church and St. Peter's Church

in the City of Philadelphia and the income therefrom divided annually for the purpose above set out between the two separate corporations.

AND WHEREAS The Rector, Church Wardens and Vestrymen of St. Peter's Church in the City of Philadelphia is willing to sell its one-half undivided interest in said rent charge, which The Rector, Church Wardens and Vestrymen of Christ Church in the C ty of Philadelphia is desirous of purchasing,

NOW THIS INDENTURE WITNESSETH that the said Grantor for and in consideration of the sum of One hundred twenty-five dollars to it duly paid, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, assigned, transferred, set over, and confirmed, and by these presents doth grant, bargain, sell, assign, transfer, set over, and confirm unto the said Grantee, its successors and assigns, all its one-half interest or moiety in ALL THAT rent charge or sum of Three pounds fifteen shillings issuing and payable out of a lot of ground Situate on the West side of Third street in the Northen Liberties of the City of Philadelphia CONTAINING in front or breadth on said Third street Twenty feet and EXTENDING in depth Westward Two hundred and fifteen feet: BOUNDED Northward by ground at one time in the possession of George Knolder; Southward by ground at one time in the possession of Peter Grim; Westward by a forty feet street or alley, and Southward by Third street aforesaid (BEING one of the two rent charges which James Ash, Esq., High Sheriff of and for the City and County of Philadelphia, by Deed Poll dated the 16th day of April, 1789, duly acknowledged in Court and entered among the records thereof, granted unto Ephraim Clark in fee as by the said Deed fully appers, he being the said Ephraim Clark, grantor to the United Episcopal Churches as hereinbefore set out) TOGETHER with all and singular the rights, remedies and incidents to the above granted rent charge belonging or anywise appertaining, and also the conterpart Indenture whereby the said rent is reserved and the clauses of entry and distress therein contained and of the ways, means and remedies for the recovery of the said rent which the said Ephraim Clark or his grantor could or might have or take by virtue of any law, usage or custom whatsoever, and the reversions and remains thereof and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said Grantor in law, equity or otherwise howsoever, as well of, in and to

the aforesaid yearly rent charge hereby granted as, of, in and to the lot or piece of ground, hereditaments and premises out of which the same rent is issuing, growing due and payable.

TO HAVE, HOLD, receive, take and enjoy the said moiety of said yearly rent charge of Three pounds fifteen shillings hereby granted, bargained, sold, assigned, transferred, set over and confirmed unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of it, the said Grantee, its successors and assigns forever, and the said Grantor, for itself, its successros and assigns, doth covenant, grant and agree to and with the said Grantee, its successors and assigns, that it the said Grantor, its successors and assigns, the said moiety of the said yearly rent charge above granted with the appurtenances unto the said Grantee, its successors and assigns, against it the said Grantor, its successros and assigns, and against all and every person and persons whatsoever lawfully claiming or to claim by, through, over or under it, they or any or either of them, shall and will warrant and forever defend by these Presents.

IN WITNESS WHEREOF the said Grantor has hereunto caused to be affixed its corporate seal, duly attested, dated the day and year first above written.

Signed, sealed, and delivered in the presence of
Earle Harlan

ATTEST: Edwin M. Jeffreys
Rector and Presiding Offic

Geo Harrison Fisher
Accounting Warden and ex officio Secretary

RECEIVED on April 16, 1914, of the Grantee named in the above Indenture, the sum of One hundred and twenty-five dollars ($125) being the full consideration money therein mentioned.

WITNESSES:
John Rodgers
Earle Harlan

Geo Harrison Fisher
Accounting Warden

STATE OF PENNSYLVANIA :
SS:
COUNTY OF PHILADELPHIA :

On the Ninth day of October, 1914, before me the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, came GEORGE HARRISON FISHER, who, being duly sworn, deposed and said that the seal affixed to the within Indenture is the common or corporate seal of The Rector, Church Wardens and Vestrymen of St. Peter's Church in the City of Philadelphia, and that the same was so affixed and the said Deed was delivered by him as Secretary of the said Corporation in pursuance of a Resolution of the Vestry, duly passed April 15, 1914, and that the name of Edward M. Jeffreys, Rector and Presiding Officer of the said Corporation, and of this deponent, thereto subscribed in attestation of the execution and delivery thereof is in their own proper hand writing.

Sworn and subscribed :
before me the day and :
year aforesaid. :

Geo Harrison Fisher

John Rorges

NOTARY PUBLIC,
620 Bullitt Bld'g, Philada., Pa.
[illegible] January 19th, 1915

RECORDED in the Office for Recording of Deeds for the City and County of Philadelphia, in Deed Book E.F.T., No. 437, page. 85.

WITNESS my hand and seal of office this Ninth day of October, 1914.

[redacted]
Recorder of Deeds

Fee

88127

ST. PETER'S CHURCH

to

CHRIST CHURCH.

D E E D.

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William White,
ATTORNEY AT LAW
1301 COMMONWEALTH BUILDING
PHILADELPHIA

Oct 9/14

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